



**Ranters Cottage Benenden Road, Rolvenden
Kent TN17 4JE**

A delightful, detached 3 bedroom period tile hung property recently refurbished to a high standard and offering accommodation over 2 floors. The property is in the Cranbrook School Catchment Area.

£1,700 PCM



Description

Nestled among trees and opposite Hole Park Estate, Ranters Cottage benefits from a large sitting room with Inglenook fireplace and door to garden; snug/home office; newly fitted kitchen with integrated appliances including fridge/freezer, dishwasher, oven and hob; downstairs cloak room/utility with washing machine; 3 bedrooms (2 doubles and 1 single) all with charming rural views and a family bathroom. The pretty gardens surround the house on all sides and enjoy an assortment of ornamental trees and mature shrubs. There is also a delightful natural pond, garden shed, single garage and off street parking.

Unfurnished - pets considered.

EPC: E

Services: Mains electrics, gas central heating, mains water, private drainage.

Council: Ashford

Available: Now

Location

The property is in the sought after Cranbrook School Catchment Area being adjacent to the picturesque Hole Park Estate. The property lies between the villages of Rolvenden and Benenden both having excellent primary schools. Benenden's famous girls private school is a short drive away.

Benenden is a desirable English village, complete with a picturesque green where cricket is played throughout the summer months and is graced with a beautiful Church in the far corner. The village hall plays host to many local events, as does the village green. The traditional family butchers in the heart of the village is of the highest quality, there is also a community run General Store/Post Office. Benenden also offers two, very good schools, Benenden C of E Primary School, and Benenden school for girls, a private boarding school which admits pupils from 11-18 years of age.

The property is an approximate 10 minute from Cranbrook, with its characteristic weather-boarded houses, offering a wide variety of shopping facilities and both primary and secondary schools including the renowned Cranbrook School itself. There are many other excellent schools in the area both in the public and private sectors, including - Bethany, Dulwich Preparatory, Marlborough House and St Roman's.

There is a Main Line Railway Station at Staplehurst and Headcorn, which offer direct services into Central London (London Charing Cross and Canon Street) and excellent links to London by Road via the A21 leading to the M25 and M20.

Viewings are by strictly by appointment only via the Agent, Vale and Marsh.

Tenant Fees - From 1st June 2019

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Holding Deposit (per tenancy) - One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantors(s)) withdraw from the tenancy, fail a Right to-Rent check, provide false or misleading information, or fail to take all reasonable steps to enter into a tenancy agreement (and / or Deed of Guarantee) within 15 calendar days of the holding deposit being received (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Unpaid Rent

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

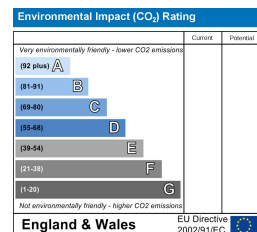
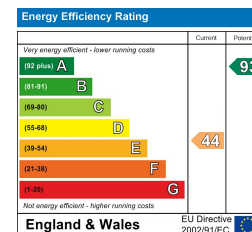
Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to terminate their contract before the end of the fixed term, they shall be liable for the landlord's cost in re-letting the property as well as all rent due under the tenancy until start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Client Money Protection is provided by Propertymark. Redress through The Property Ombudsmen Scheme.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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The UK's leading real estate website

The Property Ombudsman

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